CHEPSTOW - WOODCROFT

Guide price £350,000
Located in a very popular area approximately 3.5 miles from Chepstow and 4 miles from the M48 Severn Bridge giving good commuting to Bristol and London to the east and Newport and Cardiff to the west. This very attractive and well presented cottage which was built in c1880 stands in the centre of the village of Woodcroft which boasts attractions such as the Gloucestershire Wildlife Trusts Lanacut Nature Reserve and Wintours Leap enjoyed by walkers, naturalists and rock climbers alike. The Reserve provides an important nesting habitat for the Peregrine Falcon and enjoys superb views over the beautiful and renowned Wye Valley. Woodcroft Village straddles the boundary of the Wye Valley and the Offas Dyke Path which follows the English/Welsh border for some 177 miles alongside the 8th Century Offas Dyke a National Trail taking you through changing landscapes offering amazing opportunities to view our native wildlife and providing wonderful walks.

The accommodation comprises kitchen/breakfast room, utility room, ground floor shower room, cellar, four bedrooms and bathroom. There is off road parking for two cars and very attractive cottage style gardens with brick pavior patio.
KEY FEATURES

- Custom built fitted kitchen
- Utility room, ground floor shower room
- 4 bedrooms & bathroom
- Cellar
- Retaining many original features including wooden floors & working fireplaces
- Attractive cottage style gardens

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To book a viewing call 01291 62 62 62
Double glazed front door leading into:

**KITCHEN / BREAKFAST ROOM**
6.15m x 3.88m [max]  (20'2" x 12'9" [max])
Original parquet flooring to breakfast room and original limestone flagstones to kitchen area. The kitchen has been custom built to comprise base and wall cupboards with solid wood worktops, tall purpose built larder cupboard, central breakfast island, double Belfast sink with mixer tap, built-in dishwasher and fridge, space for Aga/Range Cooker.

**UTILITY ROOM**
Oil fired boiler supplying central heating which the Vendor informs us has been serviced on an annual basis. Plumbing for automatic washing machine. Base units with wooden worktops. Drying rack. Sink unit with mixer tap. Cushion flooring. Through to:

**SHOWER ROOM**
Comprising shower cubicle, low level wc and unit housing wash hand basin. Ladder style radiator/heated towel rail. Cushion flooring.

**CELLAR**
3.06m x 2.88m  (10'0" x 9'5")
(Accessed via kitchen/breakfast room) Very useful storage area with inset ceiling lights and radiator.

**LIVING ROOM**
3.90m x 3.40m  (12'10" x 11'2")
Original wood flooring, original feature fireplace, double glazed doors leading to garden.
Stairs to FIRST FLOOR and LANDING

BEDROOM ONE
3.89m x 3.42m (12'9" x 11'3")
Overlooking garden. Original fireplace.

BEDROOM TWO
3.87m x 3.40m (12'8" x 11'2")
Original fireplace.

BATHROOM
Comprising suite with P-shaped bath with shower attachment over and tiled surround, low level wc and storage unit housing wash hand basin. Laminate flooring. Ladder style radiator/heated towel rail. Wood panelling to dado.

Stairs to UPPER FLOOR

BEDROOM THREE
3.89m x 3.34m [max] (12'9" x 11'11" [max])
Velux roof light. Access to loft.

BEDROOM FOUR / STUDY
3.86m x 3.50m [max] (12'8" x 11'6" [max])
Velux roof light.
ATTRACTIVE COTTAGE STYLE GARDENS
There are established and attractive cottage style gardens featuring many mature shrubs, plants and roses, brick pavior patio, garden shed, part wall and part wooden fence surround and gated access to Gower Lane.

VERY LARGE STORAGE SHED (which could be converted to Garage space) with gravelled parking for two cars to the fore.

INFORMATION
Postcode: NP16 7PZ
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Private
EPC: E
DIRECTIONS

From the Chepstow office continue down the High Street and follow the one way system to the bottom of town to the traffic lights. Go over the old Wye Valley Bridge and continue up Castleford Hill to the 2 mini roundabouts. Take a left on to Coleford Road (B4228) signposted Woodcroft. Continue on this road for approximately 1 mile, turn sharp right just before the old pub The Rising Sun Inn, into Woodcroft Lane. Continue up and around the sharp left bend and the property is on the left hand side on the corner of Gower Lane.
30 High Street, Chepstow, NP16 5LJ
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floor plans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.